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DEVELOPMENT SERVICES

CITY OF SAN LUIS, AZ

Date: September 19, 2025

To: Juan Leal Rubio, City Development Services, Assistant Director

Email: jleal@sanluisaz.gov

Phone: (928) 341-8563 x 2039

From: Concerned Neighbors

Subject: Objection letter to Proposed Rezoning for Three-Story Apartment Complex and Hometowns.

RE: Minor Amendment Case No. 2025-0273 / Rezoning Case No. 2025-0274

We, the undersigned residents and property owners within a 300-foot radius of the proposed rezoning project site, respectfully submit this letter to express our collective objection to the proposed rezoning and development of a three-story apartment complex and hometowns in our neighborhood.

We appreciate the city's ongoing efforts to enhance and revitalize our community. However, after careful consideration and discussion among affected neighbors, we have significant concerns regarding the impact of the proposed rezoning and subsequent construction of a multi-story apartment complex and hometowns.

Main concerns and objections:

- **Neighborhood Character:** The introduction of a three-story apartment complex is incompatible with the predominantly low-density, single-family residential nature of our neighborhood. The scale and design of the proposed development would alter the character and aesthetic continuity of our community.

Construction Damage: Bringing heavy equipment, excavation and compacting terrain sends vibrations through the ground. These activities can cause significant damage to the nearby homes like, cosmetics cracks in

finishes, structural damage to foundations and walls over time, particularly in older homes and more fragile homes.

- **Traffic and Safety:** Increased residential density will inevitably lead to higher traffic volumes on our local streets, which are not designed to accommodate such loads. This raises concerns for pedestrian and vehicular safety, especially for children and seniors residing in the vicinity.
- **Parking Congestion:** With the influx of additional residents, there is a high probability that on-street parking will become congested, creating inconvenience and accessibility issues for existing residents already suffering this inconvenience on 6th Place due to the existing apartment complex on 6th Avenue. Including our proximity to the Industrial Park which is a high traffic area with both commercial big rigs and farm workers busses.
- **Property values:** We are concerned that the presence of a large-scale apartment complex may negatively impact property values and deter potential homeowners from investing in our neighborhood.
- **Precedent for Future Development:** Approving this rezoning may set a precedent for further high-density developments, significantly altering the fabric of the surrounding residential community.
- While we understand the need for new housing developments, we have significant privacy concerns that need to be addressed. We don't want our quality of life to be affected.
- The height and proximity of the proposed building will have a direct impact on the privacy of our families. The windows and balconies of the new apartments will overlook our backyard and living spaces, which are areas where we expect a reasonable degree of privacy. This intrusion into our private lives is a matter of great concern.

- **Camera Surveillance System:** Nearby neighbors will also be exposed to invasion of privacy by Camera Surveillance System in the apartment complex if it captures footage in private areas where a reasonable expectation of privacy exists, such as fenced backyards of and inside the neighboring home.
- Additionally, the increased foot traffic and noise from the new residents will further disrupt the peace and quiet that we currently enjoy. The presence of a large number of people in such close proximity to our homes will inevitably lead to a loss of privacy and tranquility.

Given these concerns, we respectfully urge the City Development Services to reconsider the rezoning application and to prioritize the interests and well-being of existing residents. We request that alternative development plans, compatible with the current neighborhood character and infrastructure, be explored with meaningful input from affected community members. We are blessed to live in an area where land is greatly available, and we have no doubt the investors will be able to find a better section in our beautiful city to develop their plans.

We thank you for your attention to this matter and stand ready to participate in any further discussions or meetings regarding the proposed development.

Sincerely,

Please see attached signature sheet.

Homeowner Signature Roster

	Signature	Address	Phone Number
1	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 0186
2	<i>[Signature]</i>	1131 E. SAN LUIS LN.	928 550 3785
3	<i>[Signature]</i>	1177 San Luis Ln	928 517 0727
4	Alejandro Yarzalde	1129 San Luis Ln	928 488 6870
5	<i>[Signature]</i> MARTIN M. <i>[Signature]</i> Apolonia G.	1132 SAN LUIS LN SAN LUIS AZ 1124 E. San Luis Ln SL AZ	928 27-0422 928-315-3593
7	<i>[Signature]</i>	1118 San Luis Ln	928-261-8364
8	Melissa Rodriguez	500 North 6th Pl.	928 446 9825
9	Micaela Gutierrez	512 G. P.L.A.	928 920 11-47
10	JUAN LA RA	1336 E. Udall Ln	(928) 285 7639
11	<i>[Signature]</i> Espinoza	472 N. 6th Pl. S.L.AZ.	(928) 210-1669
12	Maria Yz Lara / Juan L.	464 North Place S.L.AZ.	928 247 55-06
13	Maria Duenez	458 N 6th Pl San Luis AZ	928-988-2515
14	<i>[Signature]</i>	1122 E. San Luis LN.	928-919-0364
15	<i>[Signature]</i>	1115 E. Washington Lane	928-919-8232
16	Rosalio Martinez S.	1130 San Luis Ln	928 655 7846
17	ESAR BOGAVILLA	1136 E SAN LUIS LN	928-722-5881
18	Juio J. Camarona	1134 E SAN LUIS LN	928 390-5569
19	Imelda Suarez	1126 E San Luis LN	928-440-4245
20	<i>[Signature]</i>	1127. W. Wash n/ln.	928-920-0374.
21	<i>[Signature]</i>	1121 E. W. Lane	928-261-8599
22	<i>[Signature]</i>	1123 Washington Ln	928-246-5275
23	<i>[Signature]</i>	1117 Washington Lane.	928-398-9059
24	Alfredo Ruvalcaba	1119 E Washington LN	928-919-3079
25	Francisco M de Lopez	1111 Washington Ln	928-502-9541
26	ELIZABETH POST	1083 E SAN LUIS LN	928-336-0324
27	Claudia Navarro	1075 e san luis ln	928 2714330
28	<i>[Signature]</i>	1312 E. SAN PEDRO ST	928 988 0377
29	Martha Espinoza	1132 N San Pablo Ln	928 919-4708
30	LETIZIA ROSALES.	1128-SAN-LUIS-LEN	928-323-1650
31	Maria Carr	1129 San Luis Ln	928-988 6870
32	<i>[Signature]</i>	1193 San Luis Ln	(928) 313-1103
33	Ana G. Lome l.	1133 San Luis Ln.	(928) 502-0648
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Urban Border Phase I & II Development
Vega & Vega Engineering / Comité de Bienestar

Melissa Franco (formerly Melissa Madrigal)
500 N 6th PL
San Luis, AZ 85336
francotaxsolutions@gmail.com | 559.719.9906
Date: October 8, 2025

To:
City of San Luis – Development Services Department
Planning & Zoning Commission and City Council
1090 E. Union Street
San Luis, AZ 85349

Re: Opposition to Rezoning Case No. 2025-0274 (6th Avenue & Urtuzuastegui Street)

Dear Mayor, Councilmembers, and Members of the Planning & Zoning Commission,

My name is Melissa Franco (formerly Melissa Madrigal), and I am a homeowner in the neighborhood adjacent to the proposed Urban Border Phase I & II development. I am writing with great respect and appreciation for the City's continued commitment to growth, progress, and the well-being of our community.

What's at stake isn't only zoning. It's our home, my mother's home, and the community that has shaped our family for more than thirty years.

A Family Rooted in San Luis

My family moved to San Luis in 1992, when this part of town was still quiet and open. We were among the first homeowners in the area, long before many of today's neighborhoods were developed. My siblings and I grew up watching the city expand; responsibly, for many years, and we've always supported the progress that has brought opportunity to San Luis.

Our home is not just property; it represents decades of hard work. My mother, who has legally passed the home to me, still resides here. Her dream has always been to enjoy her retirement in the home she built and maintained with pride. We are deeply grateful for the safety and stability that this city has provided over the years.

A Need for Balanced and Sustainable Growth

We recognize that housing demand continues to rise, and we support thoughtful development that improves quality of life for all residents. However, high-density

construction so close to long-established single-family homes raises legitimate concerns about infrastructure capacity, safety, and the preservation of neighborhood stability.

Over the years, developments such as La Casita Apartments have already shown how rapid expansion can stress local resources. Our schools, roads, and healthcare systems have all been stretched to their limits. Responsible planning today can prevent those same issues from repeating on a larger scale.

Education Capacity: Schools at Their Limit (Refer to Sources)

- San Luis High School serves roughly 2,586 students, according to recent data, and both parents and students report that the campus feels overcrowded.
- Arizona already ranks among the highest in the nation for classroom size, averaging 22.7 students per class.
- Without additional schools or classroom expansion, adding hundreds of new families would worsen teacher-to-student ratios, increase traffic around campuses, and reduce educational quality for the children of San Luis.

These issues are not theoretical! They are logistical realities that should be considered before additional residential projects are approved.

Healthcare, City Services, and Infrastructure

The San Luis Primary Care Area (PCA #89) currently serves more than 41,000 residents, many of whom already face long wait times for basic medical appointments. Our city has no full-service hospital and limited emergency response capacity.

Police, fire, and sanitation services are working at or near full capacity. Adding several hundred new residents will naturally increase response times, demand for staffing, and strain on resources. These are measurable impacts that deserve comprehensive analysis before any rezoning is approved. Our city's growth must match its infrastructure, not outpace it.

Protecting Homeowners and Property Values

For many families who helped build San Luis from its earliest days, our homes represent decades of sacrifice, steady work, and faith in this city's promise. These are not investment properties; they are the foundations of our lives. Each one tells a story of hard work, long hours, and years of saving to create something stable and lasting.

The introduction of dense apartment construction directly beside long-established single-family homes creates both physical and economic risks that cannot be ignored. Heavy excavation, grading, and vibration from large-scale construction can cause soil shifting

and foundation cracking in older homes built on settled ground. These are not hypothetical concerns, they are well-documented realities in similar developments across Arizona.

The cost to repair foundation or structural damage can easily exceed tens of thousands of dollars per household, an impossible expense for many long-time residents, retirees, and working families. Beyond the physical damage, the perception of instability alone can devalue entire neighborhoods, lowering property values for homeowners who have invested faithfully in maintaining their homes for decades.

Families like ours have invested not only financially, but emotionally. Spending years improving roofs, plumbing, landscaping, and structural integrity. Many of us did this with the understanding that the city would uphold consistent and compatible zoning standards to protect these investments. To now risk undoing that progress through incompatible, high-density development would send a message that the stability of long-time residents is secondary to new construction.

Balanced planning should protect both the City's future revenue and the residents who form its financial backbone. The strength of San Luis's economy depends on preserving the confidence of its homeowners, the taxpayers who have supported its growth since the beginning. Allowing development that risks property damage and devaluation undermines not only families like ours, but also the fiscal integrity of the City itself.

Preserving Safety and Neighborhood Character

The proposed site is located directly along the U.S.–Mexico border fence, an area that has historically required additional attention from local law enforcement and emergency services. Growing up in this neighborhood, my family often experienced situations related to the proximity of the border that made security a daily concern, especially when our parents were away working to pay for the home we still live in today.

For that reason, I know firsthand how essential strong safety measures are for families in this area. Any new large-scale housing project must be carefully evaluated for lighting, emergency access, patrol visibility, and overall resident security. These are not matters of politics, they are practical matters of preparedness and community safety.

Economic Responsibility and Long-Term Vision

While short-term development can boost tax revenue, poorly phased growth can cost the City more in the long run through infrastructure upgrades, increased service demands, and decreased property stability. Balanced growth safeguards both the City's finances and the residents who form its foundation.

Our family and neighbors have invested thousands of dollars over decades in maintaining and improving our homes, roofs, plumbing, foundations, landscaping, trusting that the City would uphold fair, compatible zoning standards to protect that investment.

Our Requests to the City

We respectfully ask the City Council and Planning & Zoning Commission to:

1. Postpone or deny approval of Rezoning Case 2025-0274 and GPA 2025-0273 until independent studies on traffic, education capacity, water, safety, and infrastructure are completed and shared publicly.
2. Hold a neighborhood meeting within the affected area to allow residents to review plans, visuals, and projected impacts.
3. Require detailed documentation from the developer addressing structural impact on surrounding homes, school capacity, medical service load, and public safety planning.
4. Protect neighborhood integrity by maintaining buffer zones, limiting building height, and ensuring design transitions that preserve the established residential character of the area.

Closing Words

My family and I love San Luis deeply. We are proud of this city, and we have supported its growth with patience, taxes, and trust. I write this letter not in opposition to progress, but in support of responsible progress, the kind that values families, protects seniors, and strengthens the community for generations to come.

Thank you for your time, service, and commitment to making San Luis a safe and thriving place for all who call it home.

With gratitude and sincerity,



Melissa Franco
(Formerly Melissa Madrigal)
San Luis Homeowner

Sources:

1. San Luis High School – Enrollment Data (2023–2024), Wikipedia; Niche.com Reviews.
2. YourValley.net (2025): Arizona Leads Nation in Crowded Classrooms.
3. Arizona Department of Health Services, Primary Care Area #89 – San Luis Profile (2024).